

# 3484 Wangaratta-Yarrawonga Road, Bundalong South, VIC, 3730

## Acreage Semi-rural For Sale

Saturday, 30 November 2024



3484 Wangaratta-Yarrawonga Road, Bundalong South, VIC, 3730

Bedrooms: 4

Bathrooms: 2

Parkings: 9

Type: Acreage Semi-rural



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## PEACEFUL & PRIVATE LIFESTYLE PROPERTY!

Discover an envious world of peace and privacy with a lifestyle property backing onto the Ovens River and State Forest perfectly blending seclusion with all the modern conveniences we require.

The clever layout on approx. 22 acres is situated on the fringe of Bundalong adding to the obvious appeal this rare property already provides.

The private oasis, accessed via a long driveway that sets the stage for tranquility surrounded by a variety of mature trees and lush landscaping, inviting you to leave the world behind and embrace the serenity of your new home.

A spacious, light-filled home designed with energy efficiency in mind, offers a functional space for the whole family. The open-plan informal living/ dining area incorporating a well-planned kitchen, with picturesque north facing windows offering restful views across the property including the exquisite pool to be enjoyed during our famous Summers, combining options both internally and externally to enjoy a cozy woodfire creating warmth and ambience in the Winter while you soak in the breathtaking natural views all year round.

The farmland offers tremendous potential and versatility, excellent fencing, a range of structures for the animals, machinery, wood storage, work shop or simply sit back and enjoy watching your kids entertain themselves in the open spaces.

### Property features:

- Natural light with expansive north facing windows.
- 4 spacious bedrooms.
- Master with ensuite & walk in robe.
- Open plan Kitchen / Dining / Living.
- Upgraded kitchen appliances.
- Kids retreat / rumpus room or second lounge.
- Large home office, a modern requirement.
- Polished concrete.
- Undercover alfresco & open pergola, perfect entertaining spaces.
- Wood log heater in open living area.
- Passive heating & cooling.
- Refrigerated heating & cooling.
- 10.8kw solar system.
- Sparkling near new inground pool.
- Lush, grassed surrounds.
- Numerous mature trees.
- 1 Meg of licensed water.
- 38,000 litre water storage with UV filtration unit.
- Bore water.
- Carport under house roof line.
- Shedding with closed & open bays for storage / workshop use.
- Vegetable patches.
- Chook / dog run.
- Wood Storage.

### Location and amenities:

- Access to the National Park & walking tracks.
- Short stroll to the Ovens River, to fish, Kayak or swim.
- Bundalong Tavern, Cafe & General Store close by.
- Easy access to various boat ramps in Bundalong to Ski, fish or play.
- Close commute to both Yarrawonga, Wangaratta & Rutherglen.

A rare opportunity to secure your own piece of paradise, don't be the one that misses out call now to book your

inspection.